

Report to be read in conjunction with the Decision Notice.

Signed:	Officer:	AR	Date:	01/10/26	Manager:	LH	Date:	2/10/26
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Application Ref:	3/2026/0528			 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	21/08/26	Site Notice:	N/A	
Officer:	AR			
DELEGATED ITEM FILE REPORT:				APPROVAL

Development Description:	Proposed single-storey rear extension and garage conversion.
Site Address/Location:	14 Rogersfield Langho BB6 8HB

CONSULTATIONS:	Parish/Town Council
Billington and Langho Parish Council: Consulted on 28/07/2026, no response received.	

CONSULTATIONS:	Highways/Water Authority/Other Bodies
LCC Highways:	No objection to the proposal, provided that conditions are imposed to secure the provision of a cycle space and to ensure that the annexe is used solely for purposes ancillary to the enjoyment of the main dwellinghouse.

CONSULTATIONS:	Additional Representations.
No additional representations received.	

RELEVANT POLICIES AND SITE PLANNING HISTORY:**Ribble Valley Core Strategy:**

Key Statement DS1: Development Strategy
Key Statement DS2: Sustainable Development

Policy DMG1: General Considerations
Policy DMG2: Strategic Considerations
Policy DMH5: Residential and Curtilage Extensions

National Planning Policy Framework (NPPF)

Relevant Planning History: No relevant planning history.

ASSESSMENT OF PROPOSED DEVELOPMENT:**Site Description and Surrounding Area:**

The application relates to a detached two-storey dwellinghouse at No.14 Rogersfield. The property comprises brickwork and off-white render to the external elevations, a tiled roof and white uPVC windows.

The site to which the proposal relates is located within the defined settlement area of Langho and the property benefits from no other designations or constraints.

Proposed Development for which consent is sought:

Consent is sought for the construction of a proposed single-storey rear extension and the conversion of the existing garage.

The proposed extension would project 3.8m from the rear elevation of the existing two-storey dwelling and would extend a total depth of 6.8m. A flat roof form would be incorporated, measuring 2.8m to the ridge, and would feature two roof lanterns with a maximum height of 3.2m. To the rear elevation, No. 3 windows would be featured, whilst No. 1 door would also be included on the eastern side elevation.

With respect to materiality, the proposed extension would be finished in brickwork to match and would feature a tiled/Firestone EPDM membrane roof and uPVC windows.

As part of the overall development, the existing garage door on the front elevation would be replaced with a new cavity wall in brickwork to match existing, and No. 1 window. To the western side elevation, No. 1 window is proposed, and one of the existing door openings is proposed to be blocked up.

Principle of Development:

The proposal relates to a domestic extension and alterations to an established residential property and is therefore acceptable in principle subject to an assessment of the material planning considerations.

Impact Upon Residential Amenity:

Ribble Valley Core Strategy Policy DMG1 provides specific guidance in relation to amenity and states that all development must:

- '1. not adversely affect the amenities of the surrounding area.*
- 2. provide adequate day lighting and privacy distances.*
- 3. have regard to public safety and secured by design principles.*
- 4. consider air quality and mitigate adverse impacts where possible'*

The proposed extension would be located to the south-east rear elevation of the dwelling and would be partially shielded from the eyeline of No.2 and No.12 Rogersfield via existing boundary treatments. In addition, the proposed development incorporates a flat roof and is of modest height to the ridge. As such, the proposal is not considered to have any overbearing impact on any neighbouring properties.

Furthermore, the proposed rear extension would feature a large element of glazing to the rear elevation which would provide views towards No.2 Rogersfield; however, the proposal would not have a direct interface with any neighbouring windows. The proposed openings would offer views comparable to those currently provided by the existing window arrangement of the main dwelling. As such, the proposed rear extension is not expected to create new opportunities for direct overlooking or reduce privacy.

Furthermore, regarding the alterations needed to allow for the garage conversion, the proposed fenestration details would provide views onto the existing street scene and are not considered intrusive; therefore, there is no risk of loss of privacy or overlooking.

Taking the above into account, it is not anticipated that the proposed development would result in any significant detrimental harm upon the existing amenities of any nearby residents that would warrant the refusal to grant planning permission. The proposal therefore accords with Policy DMG1 of the Ribble Valley Core Strategy.

Visual Amenity/External Appearance:

Ribble Valley Core Strategy Policy DMG1 states that:

‘All development must be sympathetic to existing and proposed land uses in terms of its size, intensity and nature as well as scale, massing, style [and] consider the density, layout and relationship between buildings, which is of major importance. Particular emphasis will be placed on visual appearance and the relationship to surroundings.’

In addition, Policy DMH5 states that:

‘Proposals to extend or alter existing residential properties must accord with Policy DMG1 and any relevant designations within which the site is located’.

The application dwelling fronts Rogersfield, occupying a corner position and is therefore readily visible from within the public realm.

The proposed extension would measure 6.8m in width, projecting 3.8m beyond the rear elevation of the dwelling. This is considered a modest footprint and would be partially obscured from neighbouring properties' eyelines by existing boundary treatments.

With regard to materiality, the extension would be constructed in facing brickwork, with a Firestone EPDM membrane roof, and uPVC windows, all of which would be in keeping with the existing dwelling and neighbouring properties. The extension will therefore integrate sufficiently into the area.

The proposed alterations to the front elevation would feature No.1 uPVC window and facing brickwork to match the existing dwellinghouse. As such, the proposed alterations are of a modest scale and simple appearance and would therefore be a sympathetic addition to the dwellinghouse and the wider street scene.

Accordingly, it is not considered that the proposed works would result in any measurable undue harm upon the existing visual amenities of the application property or the surrounding area. The proposal therefore accords with Policies DMG1 and DMH5 of the Ribble Valley Core Strategy.

Highways and Parking:

The application has been subject to review by Lancashire County Council Highways, who raise no objection to the proposed development subject to conditions.

The LLCH states that the garage conversion is for a 1-bedroom, detached annexe within the curtilage of the dwellinghouse and therefore recommends a condition securing that the detached annexe shall be ancillary to the enjoyment of the existing dwellinghouse and that at least one secure cycle space should be provided. However, the application is for a garage conversion to a spice kitchen and a bedroom with en-suite; the space is not self-contained nor is it a detached outbuilding within the dwelling's curtilage. As such, the LPA does not consider that these requested conditions are appropriate to impose.

Regarding parking provisions, desktop analysis and the proposed site plans clearly show that three off-street parking spaces can be provided.

As a result of this, the LHA are of the opinion that the proposal would not have a significant impact upon highway safety or capacity in the immediate vicinity of the site.

Landscape/Ecology:

BNG

The development is exempt from having to achieve the mandatory Biodiversity Net Gain requirements as it is a householder planning application.

Observations/Consideration of Matters Raised/Conclusion:

As such, for the above reasons and having regard to all material considerations and matters raised that the application is recommended for approval.

RECOMMENDATION:

That planning consent be granted subject to the imposition of conditions.